



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum - Update**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, Docket #3665  
645 Massachusetts Avenue

**Date:** January 19, 2022

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**Summary:** This memo is provided as an update to the previous memos provided on August 30, 2021 and September 22, 2021. It reiterates many comments in the September 22, 2021 memo, as the applicant requested to withdraw their application prior to the hearing continuation date of September 27, 2021. The applicant then chose to withdraw their request to withdraw and continue with the public hearing, which the Board agreed to do.

**Applicant Response:** The materials provided for the continued public hearing are not responsive to the ARB's comments. The Applicant provided the following materials:

- Cover letter to the Redevelopment Board from Attorney Robert Annese, dated January 18, 2022;
- Cover letter to the Redevelopment Board from Core States Group, dated January 14, 2022;
- Window and wall system specifications;
- Bike rack specifications;
- Proposed floor plan and renderings;
- Sign Submittal Package, prepared by Philadelphia Sign, dated June 17, 2021;
- Exhibit A: letter from Joe McGuire, Chief Financial Officer of Not Your Average Joe's, dated March 18, 2020; and
- Exhibit B: letter from Joe McGuire, Chief Financial Officer of Not Your Average Joe's, dated May 29, 2020.

At the August 30, 2021 hearing for Docket #3665, 645 Massachusetts Avenue, the Board requested that the Applicant install clear-glazed windows along the Massachusetts Avenue and David Lamson Way façades that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. The applicant proposes to replace the gridded windows with double glazed, thermally broken, new Aluminum Frame windows with a black anodized finish window frame. Specifications on window type and glazing have been provided in Attachment 01.

With regard to signage, the Board can find that the request to move the proposed blade has been addressed.

Regarding sidewalk seating and planters, the applicant has revised the renderings and site plan to show seating and planters along the Massachusetts Avenue façade. The applicant proposes to install two exterior benches and eight planters (two on each end of each bench).

Per Section 6.1.12(D) of the zoning bylaw, the applicant is required to provide three short-term and one long-term bicycle parking spaces. The applicant has provided updated materials to show six short-term bicycle parking spaces on three “post and ring” style bicycle racks, exceeding the total parking spaces required by three. Two racks are to be installed along Massachusetts Avenue, and the third rack will be installed on David Lamson Way. A specification sheet for the bicycle rack is provided in Attachment 02.

Regarding long-term parking, the applicant proposes to provide space sufficiently large to park one bicycle in a locked employee lounge accessible only by bank personnel. The applicant should note that per Section 6.1.12(F), bicycle parking must not require bicycles to use a kickstand to remain upright, require that one or both wheels be suspended in air, or require that a bicycle be lifted off the ground or floor without any physical assistance unless there is a finding from the Board that unusual circumstances of a property prohibit any other such means of parking.

Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Avenue.

The applicant should confirm that the Massachusetts Avenue egress and accessible route conforms to ADA and AAB regulations.

The applicant should also provide information about the services they intend to provide at this location, as well as to answer questions regarding any market studies that were completed as part of the bank's decision to establish a branch at this location.

Finally, staff were asked to calculate the total linear feet of banks within Arlington Center. For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units<sup>1</sup>.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

Bank name	Type	Address	Parcel frontage (ft)	Street-facing building width (ft)
Chase Bank	ATM	323 Broadway	n/a <sup>2</sup>	23
Leader Bank	Bank Branch	449 Mass Ave*	n/a <sup>3</sup>	70 (26)
Cambridge Savings Bank	Bank Branch and Drive-up	626 Mass Ave*	285 (115)	187 (133)
Bank of America	Bank Branch	655 Mass Ave	51	48
Citizens Bank	Bank Branch and Drive-up	699 Mass Ave*	278 (151)	139 (82)
Brookline Bank	Bank Branch and Drive-up	856 Mass Ave*	204 (91)	135 (67)
Leader Bank	Residential Lending	864 Mass Ave*	218 (107)	154 (103)
TD Bank North	Bank Branch and Drive-up	880 Mass Ave*	408 (179)	182 (80)
Watertown Savings Bank	Bank Branch and Drive-up	980 Mass Ave*	268 (110)	155 (69)
<b>TOTAL</b>			<b>1,712 (804)</b>	<b>1,093 (631)</b>
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

<sup>1</sup> According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

<sup>2</sup> Tenant in a structure with multiple units on one lot

<sup>3</sup> Tenant in a structure with multiple units on one lot